

040.A

0007

0197.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

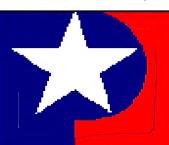
302,300 / 302,300

USE VALUE:

302,300 / 302,300

ASSESSED:

302,300 / 302,300



PROPERTY LOCATION

No	Alt No	Direction/Street/City
197		BROADWAY, ARLINGTON

OWNERSHIP

Unit #: 197

Owner 1: FORMWORKS LLC

Owner 2:

Owner 3:

Street 1: 197 BROADWAY

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: DOHERTY JAMES F/PARI K -

Owner 2: -

Street 1: 11 MOCCASIN PATH

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	
Postal: 02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo-Retail with a Condo Retail Building built about 1900, having primarily Brick Exterior and 997 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 1 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
345	Condo-Retail		0		Sq. Ft.	Site		0	0.	0.00	CR																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								312450
								GIS Ref
								GIS Ref
								Insp Date
								09/12/18

PREVIOUS ASSESSMENT

Parcel ID										
040.A-0007-0197.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	345	FV	302,200	0	.	.	302,200	302,200	Year End Roll	12/18/2019
2019	345	FV	257,600	0	.	.	257,600	257,600	Year End Roll	1/3/2019
2018	345	FV	257,600	0	.	.	257,600	257,600	Year End Roll	12/20/2017
2017	345	FV	257,600	0	.	.	257,600	257,600	Year End Roll	1/3/2017
2016	345	FV	257,600	0	.	.	257,600	257,600	Year End	1/4/2016
2015	345	FV	247,100	0	.	.	247,100	247,100	Year End Roll	12/11/2014
2014	345	FV	247,100	0	.	.	247,100	247,100	Year End Roll	12/16/2013
2013	345	FV	247,100	0	.	.	247,100	247,100		12/13/2012

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOHERTY JAMES F	54259-534		2/4/2010		240,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/6/2017	379	Siding	51,060	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2019	I & E Return	JO	Jenny O
9/12/2018	MEAS&NOTICE	PH	Patrick H
2/23/2017	I & E Return	EMK	Ellen K
4/12/2016	I & E Return	EMK	Ellen K
2/10/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 345 Condo-Retail

Prime NB Desc: CND/RET

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 64 - Condo Retail				Full Bath	Rating:			RETAIL CONDO UNIT.. ARCHITECTS OFC.												
Sty Ht: 1 - 1 Story				A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 3 - BrickorStone				A 3QBth	Rating:															
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good															
Prime Wall: 7 - Brick				A HBth:	Rating:															
Sec Wall: %				OthrFix:	Rating:															
Roof Struct: 4 - Flat				OTHER FEATURES																
Roof Cover: 4 - Tar & Gravel				Kits:	Rating:			1st Res Grid Desc: Line 1 # Units: 1												
Color: BRICK				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Frl:	Rating:															
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: B- - Good (-)				CONDOS INFORMATION																
Year Blt: 1900		Eff Yr Blt: 2009		Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdct: G12		Fact: .		Floor: 1 - 1st Floor																
Const Mod:				% Own: 15.000000000																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: std				Phys Cond: VG - Very Good	5.6 %	Exterior:				No Unit RMS BRS FL										
Prim Int Wall: 2 - Plaster				Functional:	%	Interior:				1 1										
Sec Int Wall: %				Economic:	%	Additions:														
Partition: T - Typical				Special:	%	Kitchen:														
Prim Floors: 5 - Lino/Vinyl				Override:	%	Baths:														
Sec Floors: 4 - Carpet 20 %				Total:	5.6 %	Plumbing:														
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:												
Subfloor:				Basic \$ / SQ:	200.00	Heating:														
Bsmnt Gar:				Size Adj.:	1.25000000	General:														
Electric: 3 - Typical				Const Adj.:	1.01263928	Totals														
Insulation: 2 - Typical				Adj \$ / SQ:	253.160															
Int vs Ext: S				Other Features:	6198															
Heat Fuel: 2 - Gas				Grade Factor:	1.21															
Heat Type: 5 - Steam				NBHD Inf:	1.00000000															
# Heat Sys: 1				NBHD Mod:																
% Heated: 100				LUC Factor:	1.00															
Solar HW: NO				Adj Total:	320207															
% Com Wall				Depreciation:	17932															
% Sprinkled: 0				Depreciated Total:	302275															
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:												
Make: Model: Serial #: Year: Color:																				
SPEC FEATURES/YARD ITEMS				PARCEL ID				040.A-0007-0197.0				IMAGE				AssessPro Patriot Properties, Inc				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:								